



ORDINANCE NO. 1784

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR "GENERAL ENGINE REPAIRS" ON PROPERTY LOCATED AT 13300 BRANCHVIEW LANE AND WITHIN THE PLANNED DEVELOPMENT NO. 25 ZONING DISTRICT; ESTABLISHING CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for "General Engine Repairs" in the Planned Development No. 25 (PD-25) Zoning District.

SECTION 2. That the "General Engine Repair Use" shall be specifically located within the building at 13300 Branchview Lane and that all repair activity and storage of equipment and materials shall be conducted only within said building.

SECTION 3. That the above described "General Engine Repair" shall be constructed and operated in the manner setforth on the approved site plan attached as Exhibit "A".

SECTION 4. That prior to the issuance of a Certificate of Occupancy for "General Engine Repair", an enclosed auto storage facility capable of storing at least five vehicles and a six (6) foot high chain link screening fence with slats, running the length of the eastern property line, must be in place.

SECTION 5. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a "General Engine Repair Use."

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2000.00) for each offense.

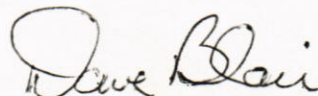
SECTION 7. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 8. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

SECTION 9. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 1st day of August, 1988.

APPROVED:



Mayor

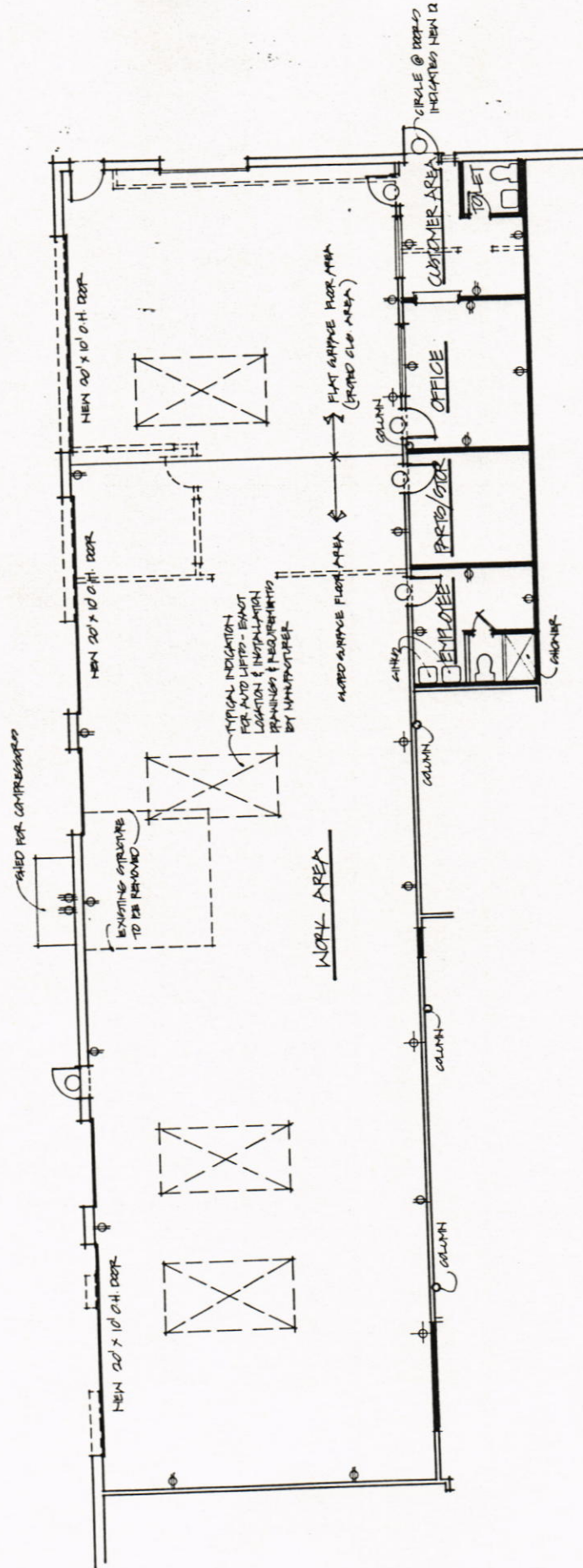
APPROVED AS TO FORM:

ATTEST:

Robert J. David
City Attorney

Bob Ann Parish
City Secretary

Exhibit "A"



TENANT LEASE SPACE PLAN 'D'

SCALE: 1/8" = 1'-0"

SYMBOLS:

- ⊕ HOSE PIPES
- ⊕ 110 VOLT DRY LUG ELEC. OUTLET
- ⊕ 200 VOLT ELEC. OUTLET

NOTES:

- SCHEDULED WALLS INDICATED NEW WALL CONSTRUCTION
- BROKEN LINE WALLS INDICATES EXISTING WALLS TO BE REMOVED
- UNDERLINED, CHANGED WALLS INDICATES EXISTING WALLS TO REMAIN

Exhibit "A"



Amends
Ord. 1784

ORDINANCE NO. 1789

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY AMENDING ORDINANCE NO. 1784 WHICH GRANTED A SPECIFIC USE PERMIT FOR A "GENERAL ENGINE REPAIRS" ON PROPERTY LOCATED AT 13300 BRANCHVIEW LANE AND WITHIN THE PLANNED DEVELOPMENT NUMBER 25 ZONING DISTRICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by amending Ordinance No. 1784 which granted a Specific Use Permit for "General Engine Repairs" in the Planned Development No. 25 (PD-25) Zoning District and on the property located at 13300 Branchview Lane, by amending Section 4 to read as follows, to wit:

Section 4. (a) That prior to issuance of a Certificate of Occupancy for a "General Engine Repair", a six (6) foot

high chain link screening fence with slats, running the length of the eastern property line, must be in place.

SECTION 2. That Section 2 of Ordinance No. 1784 be amended to read as follows, to wit:

Section 2. That the "General Engine Repairs" shall be specifically located within the building at 13300 Branchview Lane and that all repair activity and storage of equipment and materials shall be conducted only within said building and that for the purposes of this section "outside repairs and storage of equipment and materials" shall mean:

The placing or parking of tools, equipment, new or used automobile parts, materials, oil, gasoline or other fluids, containers or vehicles of any type outside of the structure at 13300 Branchview Lane for the purposes of storage, repair, adjustment, testing, analysis, installation, treatment, collection or distribution.

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a "General Engine Repair Use."

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2000.00) for each offense.

SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

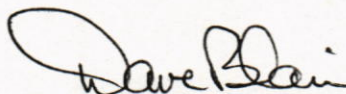
SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

SECTION 7. Whereas, it appears that Ordinance No. 1784 requires that it be amended in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and

publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 19th day of September, 1988.

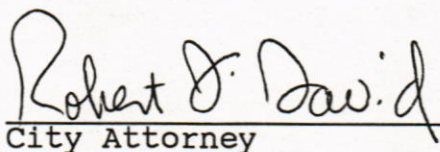
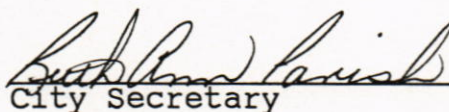
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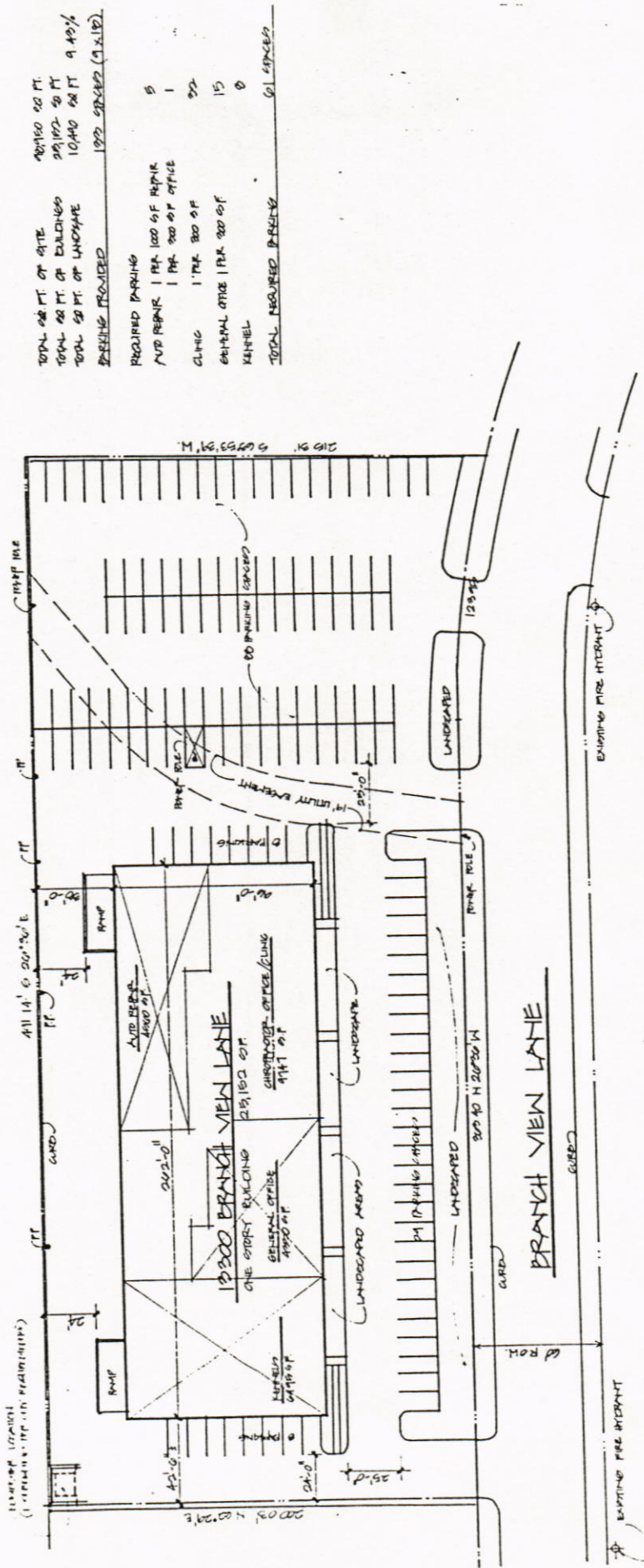


Mayor, City of Farmers Branch, Texas

APPROVED AS TO FORM:

ATTEST:


City Attorney
City Secretary

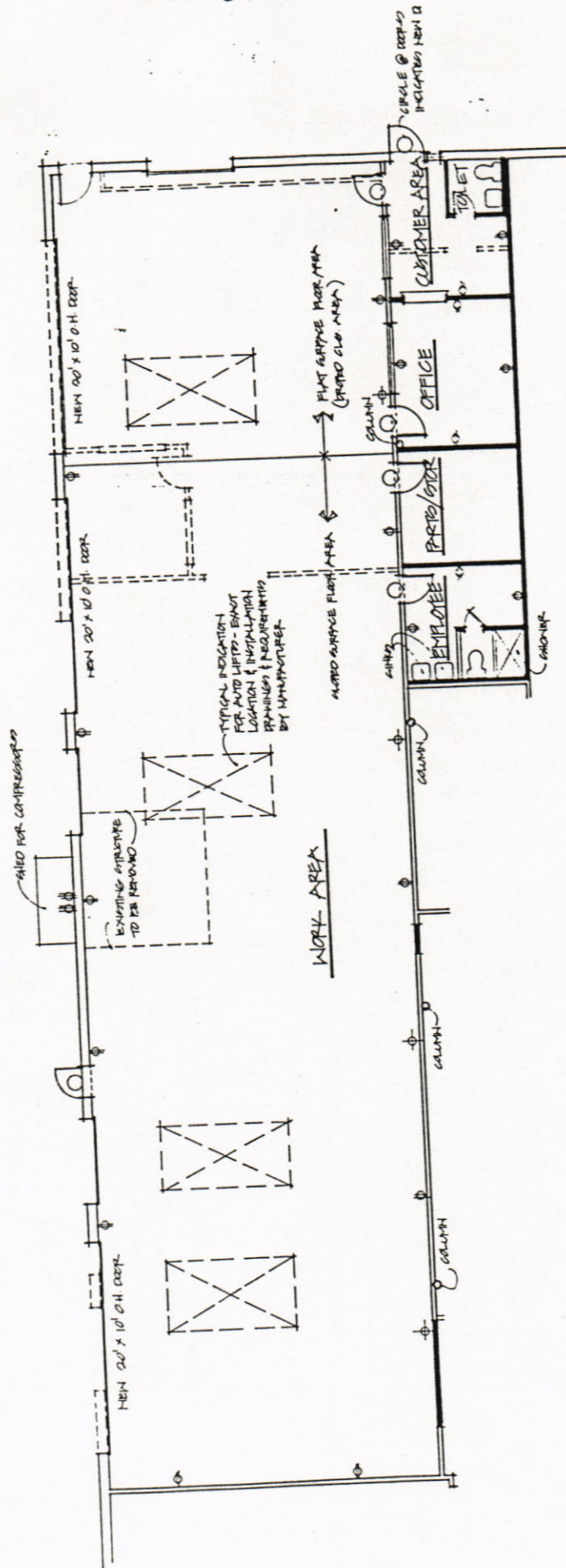


TOTAL SQ FT OF SITE	20,150 SQ FT
TOTAL SQ FT OF BUILDINGS	29,100 SQ FT
TOTAL SQ FT OF LANDSCAPE	10,440 SQ FT @ 40%
PARKING PROVIDED	192 SPACES (9 X 10)
REQUIRED PARKING	
AUTO REPAIR	1 PER 100 SF REPAIR
CLINIC	1 PER 300 SF
GENERAL OFFICE	1 PER 300 SF
RETAIL	
TOTAL REQUIRED PARKING	61 SPACES

Exhibit "A"

SITE PLAN

SCALE: 1" = 40'



TENANT LEASE SPACE PLAN 'D'

SCALE: 1/8" = 1'-0"

NOTES:

SHADE WALLS INDICATES NEW WALL CONSTRUCTION
 BROKEN LINE WALLS INDICATES EXISTING WALLS TO BE REMOVED
 UNBROKEN, UNSHADE WALLS INDICATES EXISTING WALLS
 TO REMAIN

SYMBOLS:
 + HOSE PIPES
 * 110 VOLT DRYER ELEC. OUTLET
 x 220 VOLT ELEC. OUTLET